

# 2120 EUBANK BLVD. NE

# ALBUQUERQUE, NM 87112

SITE SIZE: ± 1.15 ACRES

BUILDING SIZE: ± 6049 SF



## PROPERTY DETAILS:

- Ground lease or build to suit options available
- Excellent redevelopment opportunity or reuse of existing building
- Highly desirable Northeast location
- Great visibility w/monument sign
- Ample parking spaces
- Great access ingress and egress
- Zoning (MX-M) Mixed use moderate intensity flexible for many uses
- Large Monument Sign
- Owner Broker

## PROPERTY FEATURES:

- Roof replaced approximately 6 years ago
- Two curb cuts and median break on Eubank
- High Traffic Corridor +/- 32,400 vehicles per day Eubank Blvd. (2024) NM Dept. of Transportation
- Roughly 236' of frontage on Eubank

AVAILABLE FOR SALE OR LEASE

SALE PRICE: \$1,200,000 OR  
LEASE: \$80,000/YR.+NNN



4811A Hardware Drive NE Suite 5 | Albuquerque, NM 87109  
www.300epic.com | 505-300-EPIC (3742)

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*Walgreens*

♥ **CVS**

*Mister*

**BMO**



**WELLS FARGO**





## DEMOGRAPHICS INCOME & CONSUMER SPENDING

### POPULATION

Total Daytime Population

1-Mile	3-Mile	5-Mile
16,497	135,318	293,201

Population

1-Mile	3-Mile	5-Mile
18,447	145,309	278,528

Number of Household

1-Mile	3-Mile	5-Mile
8,234	65,870	129,029

Males

1-Mile	3-Mile	5-Mile
9,061	71,359	141,190

Females

1-Mile	3-Mile	5-Mile
9,386	73,590	141,190

Median Age Yrs

1-Mile	3-Mile	5-Mile
41.8	41.9	41.8

### INCOME

Average Household Income

1-Mile	3-Mile	5-Mile
\$78,521	\$88,890	\$96,391

Median Household Income

1-Mile	3-Mile	5-Mile
\$65,103	\$67,248	\$67,928

Per Capita Income

1-Mile	3-Mile	5-Mile
\$35,365	\$40,252	\$44,154

### CONSUMER SPENDING

Food Away from Home: Total \$

1-Mile	3-Mile	5-Mile
\$22,752,129	\$208,182,942	\$438,624,397

Food at Home: Total \$

1-Mile	3-Mile	5-Mile
\$43,041,193	\$386,215,584	\$807,039,674

Entertainment/Recreation: Total \$

1-Mile	3-Mile	5-Mile
\$23,473,245	\$209,110,257	\$437,786,667

HH Furnishings & Equipment: Total \$

1-Mile	3-Mile	5-Mile
\$16,396,979	\$147,407,977	\$309,337,540

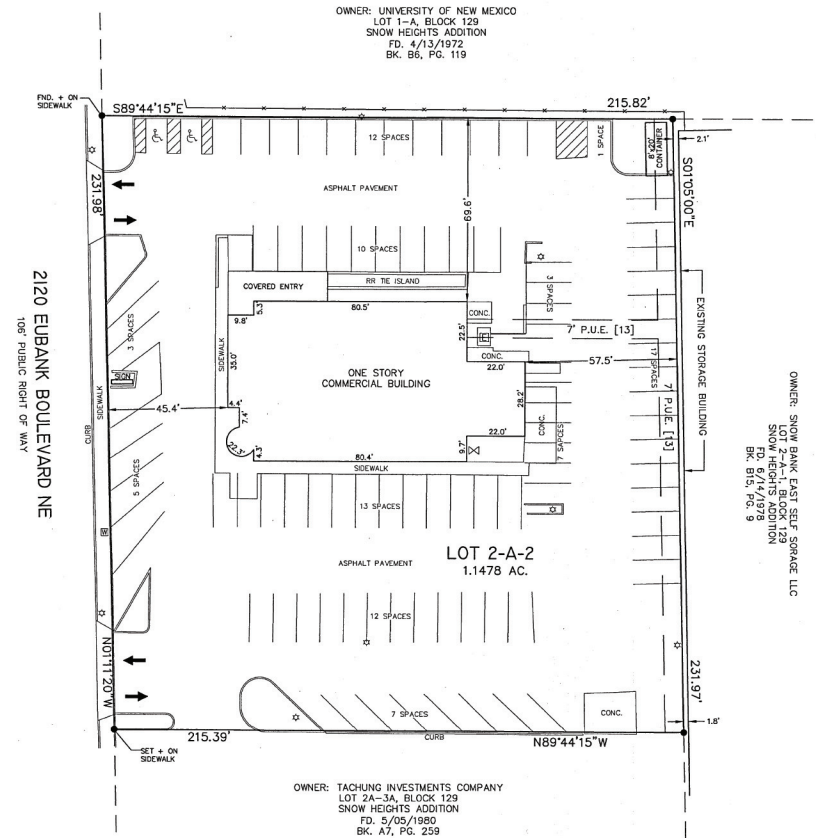
Apparel & Services: Total \$

1-Mile	3-Mile	5-Mile
\$13,792,795	\$125,868,508	\$264,608,266



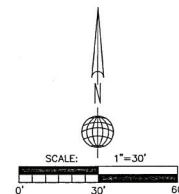


# SITE SURVEY










EASEMENTS: per Schedule B, Part 2 of Title commitment dated October 14, 2021 [item #]

- [9] Reservations contained in the Patent from U.S.A., recorded October 13, 1927 in Book 77, Pg. 104. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- [10] Restrictive covenants recorded in Book D296, Page 347; in Book D2299, Pages 19 and in Book D300, Page 330. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- [11] Declaration of Sewer Easement executed by Lee N. Burns, John J. Mark and Daniel A. H. Howard, as Co-Ownership, recorded August 20, 1988 in Book 629, Page 915 as Document No. 78-12193. DOES NOT AFFECT SUBJECT PROPERTY
- [12] Agreement by and between Snowbank East, a NM Limited Partnership, and Pizza Hut of Santa Fe, Inc., recorded August 8, 1978 in Book Misc. 629, Page 462 as Document No. 78-58417. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- [13] Underground Easement and rights incident thereto, in favor of Public Service Company of New Mexico and The Mountain View Telephone Company and 1560 Telephone Company, recorded August 14, 1973 in Book Misc. 710, Page 818 as Document No. 79-60977. AFFECTS SUBJECT PROPERTY, PLOTTED



## SYMBOLS LEGEND

-  = ELECTRIC RISER/TRANSFORMER
-  = FENCE
-  = GAS METER
-  = HANDICAP PARKING SPACE
-  = LIGHT POLE
-  = TRAFFIC FLOW
-  = WATER METER







